

1                                   **MINUTES OF THE COTTONWOOD HEIGHTS CITY**  
2                                   **ARCHITECTURAL REVIEW COMMISSION MEETING**

3                                   **Wednesday, December 19, 2018**

4                                   **6:00 p.m.**

5                                   **Cottonwood Heights City Council Work Room**

6                                   **2277 East Bengal Boulevard**

7                                   **Cottonwood Heights, Utah**

8  
9   **Members Present:**       Chair Scott Peters, Scott Chapman, Scott Henriksen, Niels Valentiner

10  
11   **Staff Present:**           Community and Economic Development Director Michael Johnson,  
12                                   Senior Planner Matt Taylor, Associate Planner Andy Hulka, City  
13                                   Recorder Paula Melgar

14  
15   **Excused:**                 Jonathan Oldroyd, Stephen Harman, Robyn Taylor-Granda

16  
17   **BUSINESS MEETING**

18  
19   **1.0    Review Action Items.**

20  
21   Chair Peters called the meeting to order at 6:00 p.m.

22  
23   **2.0    ACTION ITEMS**

24  
25       **2.1    (Project #SPL-18-009) Action on a Request from Dugala Enterprises, LLC for**  
26       **a Certificate of Design Compliance for a Restaurant and Distillery at 7321**  
27       **South Canyon Centre Parkway.**

28  
29   Associate Planner, Andy Hulka, presented the staff report and stated that the request was approved  
30   in 2014 and the applicants subsequently made application for a building permit with revisions from  
31   what was originally approved. The new rooftop design now includes a retractable glass roof  
32   feature. The proposed elevations were described. The exterior details remained the same with a  
33   slight design change and window redesign.

34  
35   The applicant stated that the stone has not changed and described the exterior. He confirmed that  
36   the aluminum will match the corrugated metal and have a rustic finish.

37  
38   Commissioner Valentiner noted that some of the stucco changes do not follow what was originally  
39   reviewed.

40  
41   The applicant confirmed that the stucco along the south side is not visible. He explained that the  
42   original design looked similar to a hospital with heavy rock. It had since been redesigned to  
43   include stucco. The proposed changes to the exterior were described.

1 Commissioner Valentiner expressed concern with the large amount of stucco and the lack of stone.  
2 He preferred the original design and suggested more of a homogenous feel than so much stone and  
3 glass.

4  
5 Commissioner Chapman remarked that the original stone design did not feel too heavy the way it  
6 was broken up.

7  
8 ***Commissioner Valentiner moved to approve Project #SPL-18-009 as proposed subject to the***  
9 ***following condition:***

- 10  
11 ***1. The north elevation shall have no stucco, but all stone as originally designed and***  
12 ***planned.***

13  
14 The Commission further reviewed potential conditions.

15  
16 ***Commissioner Henriksen amended the motion to include the following additional conditions:***

- 17  
18 ***2. The design shall incorporate the original materials from the 2014 approval as the***  
19 ***predominant design materials.***

- 20  
21 ***3. The addition of the wood siding and stucco shall be allowed on the south***  
22 ***elevation.***

- 23  
24 ***4. The stucco on the north elevation shall be replaced with stone.***

25  
26 ***Commissioner Chapman seconded the motion. The motion passed with the unanimous consent***  
27 ***of the Commission.***

- 28  
29 **2.2 (Project #CUP-18-012) Action on a Request from Canyon Centre Capital, LLC**  
30 **for a Certificate of Design Compliance for a Hotel Located at 7450 South**  
31 **Wasatch Boulevard.**

32  
33 Senior City Planner, Matt Taylor, presented the staff report and stated that the is a request was  
34 discussed at the previous meeting and is for a Marriott Courtyard hotel. The site plan had been  
35 improved and provides additional detail pertaining to the courtyard spaces. The elevation details  
36 were reviewed.

37  
38 Gary Gowers from Beecher Walker Architects reported that they have taken the new design and  
39 rendered the east side. The changes enhanced the east elevation and he appreciated the  
40 Architectural Review Commission's (ARC) input. They believed the design language was well  
41 stated and matches the Courtyard prototype design. He was agreeable to the proposed changes.

42  
43 Commissioner Chapman suggested adding a pre-cast element above the lower floor windows.  
44 Mr. Gowers was hesitant to raise the stone as it will change the architectural edge they are trying  
45 to create with the design. The variation in stone casting and sizing was described. Mr. Gowers  
46 explained that the pool deck will be elevated above the plaza level with stairs and an ADA ramp.

1 The area will be secured and feature a small fire pit with outdoor seating on the lower patio deck.  
2 The rooftop garden was described.

3  
4 Chair Peters liked the idea of the open view corridor but believed that if they are limiting  
5 occupancy, there is no need for a larger plaza area. He suggested having a second fire pit area  
6 with the planter breaking up two spaces to create a more intimate area.

7  
8 Monument signage was next addressed. It was the consensus of the Commission that stone be  
9 used rather than metal.

10  
11 ***Commissioner Valentiner moved to approve Project #CUP-18-012 as proposed subject to the***  
12 ***following conditions:***

- 13  
14 ***1. There shall be a stone end cap or pre-cast cap to the top of the stone on the first***  
15 ***level, instead of stucco.***
- 16  
17 ***2. Stone shall be placed at the base of the monument sign.***
- 18  
19 ***3. The size of the monument base shall equal the width of the face.***
- 20  
21 ***4. The final site plan for rooftop garden and pool shall be sent electronically to***  
22 ***Commission. Review shall take place within two days or approved.***

23  
24 ***Commissioner Henriksen seconded the motion. The motion passed with the unanimous consent***  
25 ***of the Commission.***

### 26 27 **2.3 Approval of Minutes for December 19, 2018.**

28  
29 ***Commissioner Henriksen moved to approve the Minutes of December 19, 2018 after the***  
30 ***following process is met: The recorder will prepare the minutes and email them to each***  
31 ***member of the Commission. The members will have five days to review the minutes and***  
32 ***provide any changes to the recorder. If, after five days there are no changes, the minutes***  
33 ***will stand approved. If there are changes, the process will be followed until the changes***  
34 ***are made and the Commission is in agreement, at which time the minutes shall be***  
35 ***deemed approved. Commissioner Valentiner seconded the motion. The motion passed with***  
36 ***unanimous consent of the Commission.***

### 37 38 **3.0 ADJOURNMENT**

39  
40 ***Commissioner Valentiner moved to adjourn. Commissioner Henriksen seconded the motion.***  
41 ***The motion passed with the unanimous consent of the Commission.***

42  
43 The Architectural Review Commission Meeting adjourned at 7:09 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*  
2 *Cottonwood Heights Architectural Review Commission Meeting held Wednesday, December 19,*  
3 *2018.*

4  
5  
6

7 Teri Forbes

8 Teri Forbes

9 T Forbes Group

10 Minutes Secretary

11

12 Minutes Approved: \_\_\_\_\_